

STATE OF ALABAMA
COUNTY OF SHELBY

Term: 360 Months
Loan Type: Conventional
Loan Amt.: \$356,800.00
Interest Rate: 6.25%

**DURABLE POWER OF ATTORNEY
(Specific and Limited)**

This power of attorney shall not be effected by disability, incompetency, or incapacity of the principals in accordance with Alabama Code Section 26-1-2 (1975).

1. **APPOINTMENT OF ATTORNEY IN FACT.** I, **Jeffrey B. Benson**, as principal ("Principal"), resident of the State and County aforesaid, has made, constituted and by these presents to make, constitute and appoint **Susan P. Benson** as my true and lawful agent and attorney-in-fact ("Agent") to do and perform the following:

To do any and all acts, to take any actions and execute any documents in connection with the refinance of the property described as:

See attached exhibit A

To do any and all acts, to take any actions and execute any documents in connection with the refinance of the property located at **655 Highway 107, Montevallo, AL 35115**, including signing all loan documents, settlement statement or other related documents as I may do in my own stead. This Power of Attorney shall be valid and of full force and effect for forty-five (45) days from the date of execution of this Power of Attorney.

2. **EXECUTION AND DELIVERY.** The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof in my behalf necessary and desirable.

3. **RELIANCE ON AUTHORITY.** Any person, firm or corporation dealing with Agent under the Authority of this instrument is authorized to deliver to Agent all consideration of every kind or character with respect to this transaction so entered into by the Agent and shall be under no duty or obligation to see to or examine into the disposition thereof. Third parties may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to me or my estate as a result of permitting Agent to exercise any power.

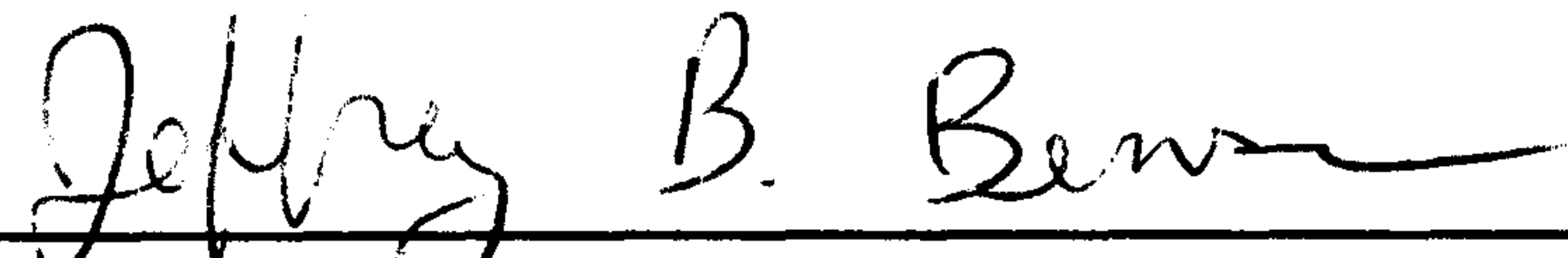
4. **LIMIT ON AGENT'S AUTHORITY.** The authority of the Agent is specific and limited to the sale of the property located at **655 Highway 107, Montevallo, AL 35115**.

EFFECTIVE DATE OF AGENT'S AUTHORITY. This Specific and Limited Durable Power of Attorney shall become effective upon its execution by the Principal and delivery to the Agent.

IN WITNESS WHEREOF, I, as Principal, have executed this Specific and Limited Durable Power of Attorney.

Dated this 26th day of May, 2006.

Principal:



Jeffrey B. Benson

STATE OF ALABAMA
COUNTY OF SHELBY

On May 26, 2006, before me the undersigned Notary Public, in and for said County and State, personally appeared, **Jeffrey B. Benson**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument subscribed to me that the entity, being informed of the contents, upon whose behalf he/she acted voluntarily, executed the instrument.

WITNESS my hand and official seal this 26th day of May, 2006.



Notary Public
My Commission Expires:

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009



20060609000274970 2/2 \$14.00
Shelby Cnty Judge of Probate, AL
06/09/2006 02:20:48PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the above mentioned $\frac{1}{4}$ - $\frac{1}{4}$, thence North 90 deg. 00 min. 00 sec. West, a distance of 42.80 feet (map); thence North 02 deg. 03 min. 42 sec. West, a distance of 576.88 feet (meas.) 577.55 (map); thence South 77 deg. 40 min. 30 sec. West, a distance of 528.26 feet to the Point of Beginning; thence South 77 deg. 30 min. 07 sec. West, a distance of 68.90 feet (meas.) 69.15 (deed); hence North 43 deg. 35 min. 35 sec. West, a distance of 707.79 feet (meas.) 714.31 (deed); thence South 89 deg. 50 min. 38 sec. East, a distance of 498.82 feet (meas.) 502.80 feet (deed); thence South 06 deg. 29 min. 35 sec. East, a distance of 499.55 feet (meas.) 499.70 (deed) to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a 30 foot non-exclusive easement described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 90 deg. 00 min. 00 sec. West, a distance of 42.80 feet; thence North 02 deg. 03 min. 42 sec. West, a distance of 546.39 feet to the Point of Beginning, said point lying on the westerly right of way line of Shelby county Highway # 107 (60' ROW); thence continue along the last described course and said ROW line, a distance of 30.49 feet; thence South 77 deg. 40 min. 30 sec. West and leaving said ROW line, a distance of 528.26 feet; thence South 12 deg. 19 min. 30 sec. East, a distance of 30.00 feet; thence North 77 deg. 40 min. 30 sec. East, a distance of 522.83 feet to the point of beginning.